



Document 2017 267

Book 2017 Page 267 Type 03 001 Pages 2  
Date 1/23/2017 Time 1:41:15PM  
Rec Amt \$12.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

### WARRANTY DEED



Return to: Ruby Mae Patterson 702 S. Second Street, Winterset, Iowa 50273  
Preparer: Jerrold B. Oliver, PO Box 230, Winterset, IA 50273, Phone: (515) 462-3731  
Taxpayer: Ruby Mae Patterson 702 S. Second Street, Winterset IA 50273

For the consideration of One Dollar(s) and other valuable consideration, Eugene Patterson and Ruby Mae Patterson, Husband and Wife

Ruby Mae Patterson do hereby Convey to

Madison County County, Iowa: See Attached Description the following described real estate in

This deed is exempt according to Iowa Code 428A.2(11).

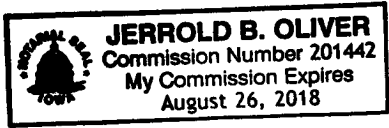
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated on Jan 21, 2017

Eugene Patterson  
Eugene Patterson (Grantor)

Ruby Mae Patterson  
Ruby Mae Patterson (Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This record was acknowledged before me on Jan 21, 2017, by Eugene Patterson and Ruby Mae Patterson



Jerrold B. Oliver  
Signature of Notary Public

the following described real estate, situated in Madison County, Iowa, to-wit:

The South One-Half (S 1/2) of Lot Eight (8), Block Two (2) of Kirkwood's Addition to the Town of Winterset, Madison County, Iowa, and a tract commencing at the Southeast corner of said Lot Eight (8), thence South 60 feet, thence West 123 feet 9 inches, thence North 60 feet, thence East 123 feet 9 inches to the point of beginning and a tract commencing 80 feet West of the Northeast corner of Lot Two (2), Block Three (3) of said Kirkwood's Addition, thence East 80 feet, thence South 124 feet, thence Northwesterly 148 feet to the point of beginning